

Mayor Mary Cooper called the meeting to order at 7:00 p.m. Also present were Councilmembers Robert Jurca, Guy Pfalzgraff and Bill Seuell, along with City Manager Lanny Sloan and City Attorney Mike Schottelkotte. A meeting notice was posted in the south window at City Hall at least twenty-four hours prior to the meeting.

Pledge of Allegiance

The Mayor led everyone present in the Pledge of Allegiance.

Changes to the Agenda

City Manager Lanny Sloan stated that item F needs to be removed from the agenda.

Minutes

It was moved by Councilmember Jurca and seconded by Councilmember Seuell to approve the minutes of September 2, 2008 Regular Meeting as submitted by the Clerk. All in favor, motion carried.

Citizen Comments

There were none.

Financial Report

Finance Director Tod DeZeeuw presented the financial report ending August 31, 2008 and answered questions from Council.

Asphalt Overlay Project

Public Works Director Jim Hatheway stated that this project will place a 2" asphalt overlay on 3rd Street between the cemetery and King Street and on Bluff Street between 10th and 14th Streets. These stretches of road have become rutted and rough due to utility construction and general wear and tear due to daily traffic. He explained that they received three bids on September 10, 2008 and summarized them. United Companies was the low bidder and has completed other projects in the City for private development. The project has been budgeted \$500,000 in 2008. There may also be some opportunity to expand this project and complete some more street overlays; however he stated he would need to work with the selected contractor to add the additional street into the contract. Staff recommends that City Council award the contract to United Companies for an amount not to exceed \$500,000.

Mr. Hatheway answered questions from Council.

It was moved by Councilmember Seuell and seconded by Councilmember Pfalzgraff to award the contract for the 2008 Overlay Project to United Companies for an amount not to exceed \$500,000 and authorize the City Manager to enter into the contract upon approval by the City Attorney. All in favor, motion carried.

Business Enhancement Report

Kathy Boyd presented the August business enhancement report and answered questions from Council.

Public Hearing: City of Delta Comprehensive Plan 2008

Mayor Cooper closed the regular meeting and opened a public hearing.

Community Development Director Glen Black stated that the City entered into contract with Four Corners Planning and Design Group of which Thomas G. Maynard was the Principal to update the City of Delta's Comprehensive Plan. Unfortunately, Mr. Maynard passed away in late August 2007. At that time, Bennett Boeschstein of Rowan and Associates took the lead in completing the plan. Now, after several public meetings and numerous steering committee meetings, staff is ready to present the Comprehensive Plan Update 2008 for City Council approval. Mr. Black explained what the Comprehensive Plan is and what it is used for. He also explained the Charter requirements. He stated that this plan does include an updated major

Regular Meeting, Delta City Council, September 16, 2008 (Cont.)

Public Hearing (cont.)

street plan and future land use plan. The Comprehensive Plan has been recommended by the Planning Commission and is before Council tonight for their approval. Mr. Black introduced Mr. Bennett Boeschstein.

Mr. Boeschstein presented an overview of the plan. He stated that they worked with the steering committee and staff. He explained the many different items that were used to help with the plan.

Mayor Cooper closed the public hearing and reconvened the regular meeting.

Resolution #7, 2008; City of Delta Comprehensive Plan 2008

Resolution #7, 2008

A RESOLUTION OF THE CITY OF DELTA, COLORADO,
ADOPTING THE CITY OF DELTA COMPREHENSIVE PLAN
UPDATE 2008

was read by the Clerk.

It was moved by Councilmember Pfalzgraff and seconded by Councilmember Jurca to adopt Resolution #7, 2008. Roll call vote: Councilmembers Jurca aye, Seuell aye, Pfalzgraff aye and Cooper aye. Motion carried.

Councilmember Pfalzgraff commended the Planning Commissioners who worked very hard for a very long period of time in completing this project. He recognized the individuals that were present.

Lund Minor Subdivision

Community Development Director Glen Black explained this is a minor subdivision request submitted by the owners Craig and Sharon Lund. The property is located at 1152 G96 Lane, which is the corner lot at G96 and 1550 Road. He stated that staff has reviewed the Minor Subdivision Plat as submitted and made recommendations to Planning Commission. Planning Commission has recommended approval with staff recommendations and the following points of clarification:

1. Corrections need to be made to the plat as redlined and according to staff comments. Once corrected, the applicant will need to provide 2 mylar sets of signed plats.
2. The development must comply with all City of Delta requirements and other regulatory/permitting agency requirements.
3. Final plat approval shall expire 90 days from the date of such approval.

It was moved by Councilmember Seuell and seconded by Councilmember Pfalzgraff to approve the Lund Minor Subdivision with staff recommendations. All in favor, motion carried.

Senior Center Roof Project

Assistant City Manager Steve Glammeyer stated that staff was informed earlier this year that the Senior Center was experiencing numerous leaks. After considerable investigation, it was determined that the entire flat roof structure needed to be replaced and re-roofed. Staff invited 5 bidders to attend a walkthrough of the proposed project, 3 of which attended, and subsequently received two bids. This project contemplates a rebuilt roof structure with a new Carlisle flat roof covering.

Mr. Glammeyer explained that this is an unbudgeted project but necessary to complete this year. Staff will pay this project out of the General Government Buildings budget within the General Fund. The low bid was presented by Mummert Construction in the amount of \$39,770.79.

It was moved by Councilmember Jurca and seconded by Councilmember Seuell to award the Senior Center Roof Re-build project to Mummert Construction in the amount of \$39,770.79 and authorize the City Manager to sign the contracts pending approval from the City Attorney. All in favor, motion carried.

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Sound System for Bill Heddles Recreation Center

Culture & Recreation Director Wilma Erven explained that during the 2007 budget workshops staff worked with Council to budget funds for a sound system for the recreation center. Staff did budget funds for the unit and subsequently bid the project. The project is needed for public safety. The paging system that is in the phones does not reach the complete facility and cannot be heard if any type of activity is taking place. This system will reach every area with a volume that will be able to be heard over any type of activity. The project includes microphones and systems for teaching water classes and senior fitness classes in the gymnasium. Staff had three different contractors come to the recreation center to review the project and bid. The bid from the Keyman was never completed and he was not able to find the products needed for the aquatics area. There was a gentleman that came from Communications Consultants out of Grand Junction that refused to give a bid without a consultant fee first. However, he did tell them that it would be over \$100,000 to do a building the size of the recreation center.

Ms. Erven stated that due to the inability to get another bid for a complete system, staff would recommend that the project be awarded to Western Slope Pro Audio, Inc. from Montrose. They submitted a bid in the amount of \$28,653. She explained that staff estimated the cost during the budget process at \$22,000. The remaining \$6,653 would be used from the funds budgeted for the remodel of the family changing room which cannot be completed due to structural concerns.

Ms. Erven answered questions from Council.

It was moved by Councilmember Pfalzgraff and seconded by Councilmember Jurca to award the Recreation Center Sound System project to Western Slope Pro Audio, Inc. in the amount of \$28,653, and authorize the City Manager to sign the contracts pending approval from the City Attorney. All in favor, motion carried.

Proclamation: Constitution Week

Mayor Cooper read the proclamation for Constitution Week.

City Attorney Comments

City Attorney Michael Schottelkotte stated that the lease agreement for the new golf course equipment has been completed.

City Manager Comments

City Manager Lanny Sloan stated that there is a pre-budget work session scheduled at Bill Heddles Recreation Center on September 24, 2008 at 5:00 p.m. He also reminded everyone that Pow Wow is this weekend.

Councilmember Comments

There were none

The meeting was adjourned at 7:46 p.m.

Jolene E. Nelson, City Clerk